



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 31 HARDIE BRD 100										0500 01 2,120 125.5478 208.41 441,829 2023 2023 0 0 0 0.50 99.50										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										1 SFR CUST 100% - 2025 Heated Area: 1830 HX Base Yr 2025										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 439,620									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 0									
Interior Floor 13 LVT/LAMNT 70																				TOTAL LAND VALUE - MARKET 118,422									
Interior Floor 14 CARPET 30																				TOTAL MARKET VALUE 558,042									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 395									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 557,647									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 51,411									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 506,236									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 558,042									
Stories 2. 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 542,986									
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1009.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 864 100 2024 864 179,166																													
FGR 440 55 2024 242 50,183																													
FOP 50 30 2024 15 3,110																													
FOP 96 30 2024 29 6,014																													
FUS 966 100 2024 966 200,317																													
STR 36 10 2024 4 830																													
TOTALS 2,452 2,120 439,620																													
EXTRA FEATURES										217 HERBERT DOUGLAS DR, FERNANDINA BEACH																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU																			